



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

11/9/2017

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

1 THE CITADEL BOAT CENTER

SITE PLAN

Project Classification: SITE PLAN
Address: 11 HAMMOND AVENUE
Location: PENINSULA
TMS#: 4600000004
Acres: 1.2
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: DR-1F

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000056
City Project ID Name:

Submittal Review #: PRE-APP
Board Approval Required:

Owner: THE CITADEL
Applicant: FORSBERG ENGINEERING & SURVEYING 843-571-2622
Contact: DANNY FORSBERG danny@forsberg-engineering.com

Misc notes: Construction plans for a new boat center and associated improvements.

RESULTS: Revise and resubmit to TRC; Construction Activity Application w/ fee, SDSM Checklist, SCDHEC NOI & OCRM Submittals & Stormwater Technical Report required.

2 MAGNOLIA PUD, PHASE 2 (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION
Address: BRASWELL STREET & KING STREET
Location: PENINSULA
TMS#: 4640000025, 026, 028, 029, 035, 039, 040
Acres: 35.6
Lots (for subdiv): R/W
Units (multi-fam./Concept Plans):
Zoning: PUD (MAGNOLIA)

☐ new BP approval tracking

City Project ID #: 160405-OceanicSt-1
City Project ID Name: TRC_PP:MagnoliaPUDPhase2[Plat]

Submittal Review #: 4TH REVIEW
Board Approval Required: PC

Owner: ASHLEY RIVER INVESTORS, LLC
Applicant: DAVIS & FLOYD 843-554-8602
Contact: BRAD SMITH bsmith@davisfloyd.com

Misc notes: Preliminary subdivision plat for phase 2 of the Magnolia PUD.

RESULTS: Revise and resubmit to TRC.

3 MAGNOLIA PUD, PHASE 2 (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: BRASWELL STREET & KING STREET
Location: PENINSULA
TMS#: 4640000025, 026, 028, 029, 035, 039, 040
Acres: 35.6
Lots (for subdiv): R/W
Units (multi-fam./Concept Plans):
Zoning: PUD (MAGNOLIA)

☐ new BP approval tracking

City Project ID #: 160601-OceanicSt-1
City Project ID Name: TRC_RC:MagnoliaPUDPhase2[Roads]

Submittal Review #: 3RD REVIEW
Board Approval Required: PC

Owner: ASHLEY RIVER INVESTORS, LLC
Applicant: DAVIS & FLOYD 843-554-8602
Contact: BRAD SMITH bsmith@davisfloyd.com

Misc notes: Road construction plans for phase 2 of the Magnolia PUD.

RESULTS: Revise and resubmit to TRC; CSWPPP & Stormwater Technical Report required.

#4 F STREET PARCEL**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MINOR SUBDIVISION

Address: F STREET

Location: PENINSULA

TMS#: right-of-way

Acres: 0.692

Lots (for subdiv): 1

Units (multi-fam./Concept Plans):

Zoning: R/W

☐ new BP approval tracking

City Project ID #: TRC-SUB2017-000050

City Project ID Name:

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: NORFOLK SOUTHERN

Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622

Contact: LEWIS MOORE lmoore@forsberg-engineering.com

Misc notes: Preliminary subdivision plat to create one lot out of an existing right-of-way.**RESULTS:** Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

#5 55 ROMNEY STREET**SITE PLAN**

Project Classification: SITE PLAN

Address: ROMNEY STREET

Location: PENINSULA

TMS#: 4611301036

Acres: 1.571

Lots (for subdiv):

Units (multi-fam./Concept Plans): 260

Zoning: UP

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000057

City Project ID Name:

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR

Owner: 55 ROMNEY PARTNERS, LLC

Applicant: SITECAST, LLC 843-810-6960

Contact: JACOB CORDRAY jcordray@sitecastsc.com

Misc notes: Early Site Package for a mixed-use development and associated improvements.**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

#6 RIVER GLEN (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: BROWNSWOOD ROAD & RIVER ROAD

Location: JOHNS ISLAND

TMS#: 3120000056, 166, 193, 194

Acres: 31.1

Lots (for subdiv): 70

Units (multi-fam./Concept Plans):

Zoning: SR-2

☐ new BP approval tracking

City Project ID #: 170801-BrownswoodRd-1

City Project ID Name: TRC_PP:RiverGlen(L&M)[Plat]

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Owner: MUNGO HOMES

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667

Contact: TOMMY HUANG thuang@seamonwhiteside.com

Misc notes: Preliminary subdivision plat for a proposed 70 lot subdivision and associated improvements.**RESULTS:** Revise and resubmit to TRC.

#7 RIVER GLEN (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: BROWNSWOOD ROAD & RIVER ROAD

Location: JOHNS ISLAND

TMS#: 3120000056, 166, 193, 194

Acres: 31.1

Lots (for subdiv): 70

Units (multi-fam./Concept Plans):

Zoning: SR-2

☐ new BP approval tracking

City Project ID #: 170801-BrownswoodRd

City Project ID Name: TRC_RC:RiverGlen(L&M)[Roads]

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Owner: MUNGO HOMES

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667

Contact: TOMMY HUANG thuang@seamonwhiteside.com

Misc notes: Road construction plans for a proposed 70 lot subdivision and associated improvements.**RESULTS:** Revise and resubmit to TRC; CSWPPP & Stormwater Technical Report required.

#8 CCSD WEST ASHLEY CAMPUS (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

Address: SANDERS ROAD

Location: WEST ASHLEY

TMS#: 3060000011

Acres: 126.17

Lots (for subdiv): 3

Units (multi-fam./Concept Plans):

Zoning: GO, SR-1, DR-6

Misc notes: Preliminary subdivision plat for a new subdivision and public road and associated improvements.

☐ new BP approval tracking

City Project ID #: TRC-SUB2017-000049

City Project ID Name:

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD

Owner: CHARLESTON COUNTY SCHOOL DISTRICT

Applicant: ADC ENGINEERING, INC.

843-566-0161

Contact: CHRIS COOK

chrisc@adcengineering.com

RESULTS: Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

#9 CCSD WEST ASHLEY CAMPUS (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: SANDERS ROAD

Location: WEST ASHLEY

TMS#: 3060000011

Acres: 126.17

Lots (for subdiv): 3

Units (multi-fam./Concept Plans):

Zoning: GO, SR-1, DR-6

Misc notes: Road construction plans for a new subdivision and public road and associated improvements.

☐ new BP approval tracking

City Project ID #: TRC-SUB2017-000049

City Project ID Name:

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD

Owner: CHARLESTON COUNTY SCHOOL DISTRICT

Applicant: ADC ENGINEERING, INC.

843-566-0161

Contact: CHRIS COOK

chrisc@adcengineering.com

RESULTS: Revise and resubmit to TRC; CSWPPP & Stormwater Technical Report required.

#10 POINT HOPE COMMONS

SITE PLAN

Project Classification: SITE PLAN

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2620000008

Acres: 13.0

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: PUD (CAINHOY PLANTATION)

Misc notes: Construction plans for a new Publix grocery store, shopping center, and associated improvements.

☐ new BP approval tracking

City Project ID #: 170418-Clements FerryRd-2

City Project ID Name: TRC_SP:CainhoPublix

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB

Owner: STILES CORPORATION, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5269

Contact: EMILY SOTHERLUND

sotherlund.e@thomasandhutton.com

RESULTS: Revise and resubmit to TRC; Construction Activity Application w/ fee, SDSM Checklist, SCDHEC NOI, CSWPPP & Stormwater Technical Report required.

#11 180 LOCKWOOD PARKING IMPROVEMENTS

SITE PLAN

Project Classification: SITE PLAN

Address: 180 LOCKWOOD BOULEVARD

Location: PENINSULA

TMS#: 4600000013

Acres: 4.6

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: MU-2/WH

Misc notes: Construction plans for improvements to an existing parking lot.

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000058

City Project ID Name:

Submittal Review #: PRE-APP

Board Approval Required: BAR

Owner: THE CITY COUNCIL OF CHARLESTON

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5269

Contact: DOMONIC JONES

jones.d@thomasandhutton.com

RESULTS: Revise and resubmit to TRC; Construction Activity Application w/ fee, EPSC form, SDSM Checklist & SCDHEC form d-0451 required.

12 PRODUCE LANE

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION
Address: MAYBANK HIGHWAY & PRODUCE LANE
Location: JOHNS ISLAND
TMS#: 3130000152, 153, 154, 157, 158
Acres: 7.356
Lots (for subdiv): 34
Units (multi-fam./Concept Plans):
Zoning: GB & DR-2

☐ new BP approval tracking

City Project ID #: TRC-SUB2017-000048
City Project ID Name:

Submittal Review #: 2ND REVIEW
Board Approval Required: PC, BZA-SD

Owner: REAVIS - COMER DEVELOPMENT
Applicant: HLA, INC.
Contact: RYAN WILLIAMS

843-463-1166
rwilliams@hlainc.com

Misc notes: Subdivision Concept Plan for single-family residential development

RESULTS: Revise and resubmit to TRC.

13 RIVERVIEW ESTATES (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: RIVER ROAD
Location: JOHNS ISLAND
TMS#: 3120000065 & 066
Acres: 24.26
Lots (for subdiv): 48
Units (multi-fam./Concept Plans):
Zoning: SR-1

☐ new BP approval tracking

City Project ID #: 170712-RiverRd-1
City Project ID Name: TRC_RC:RiverviewEstates[Roads]

Submittal Review #: 2ND REVIEW
Board Approval Required: PC, BZA-SD

Owner: MG LOWCOUNTRY ACREAGE, LLC
Applicant: HLA, INC
Contact: THOMAS KELLUM

843-763-1166
tkellum@hlainc.com

Misc notes: Road construction plans for a 49 lot single family detached subdivision.

RESULTS: Revise and resubmit to TRC.

14 CE WILLIAMS MIDDLE SCHOOL (ESP)

SITE PLAN

Project Classification: SITE PLAN
Address: SANDERS ROAD
Location: WEST ASHLEY
TMS#: 3060000011
Acres: 10.0
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: SR-1, DR-6, GO

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000059
City Project ID Name:

Submittal Review #: 1ST REVIEW
Board Approval Required: PC, BZA-SD, BZA-Z

Owner: CHARLESTON COUNTY SCHOOL DISTRICT
Applicant: ADC ENGINEERING, INC.
Contact: CHRIS COOK

843-566-0161
chrisc@adcengineering.com

Misc notes: Early Site Package plans for the site of a school, library and public road improvements.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.